007.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,600 / 738,600
					USE VALUE:	738,600 / 738,600
					ASSESSED:	738,600 / 738,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		BROOKS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEATRICE ELIZABETH M &
Owner 2:	
Owner 3:	
Street 1:	142 BROOKS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BEATRICE ELIZABETH M & -
Owner 2:	BEATRICE ALAN -
Street 1:	142 BROOKS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,990 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1782 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4990.000	279,500	3,300	455,800	738,600
Total Card	0.115	279,500	3,300	455,800	738,600
Total Parcel	0.115	279,500	3,300	455,800	738,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.48 | /Parcel: 414.4

Legal Description

User Acct 6399

GIS Ref

GIS Ref

Insp Date 11/03/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 007.0-0003-0007.0

!687!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,600	3300	4,990.	455,800	738,700	738,700	Year End Roll	12/18/2019
2019	101	FV	220,100	3300	4,990.	484,200	707,600	707,600	Year End Roll	1/3/2019
2018	101	FV	218,400	3300	4,990.	353,200	574,900	574,900	Year End Roll	12/20/2017
2017	101	FV	218,400	3300	4,990.	307,600	529,300	529,300	Year End Roll	1/3/2017
2016	101	FV	218,400	3300	4,990.	262,100	483,800	483,800	Year End	1/4/2016
2015	101	FV	212,900	3300	4,990.	256,400	472,600	472,600	Year End Roll	12/11/2014
2014	101	FV	212,900	3300	4,990.	210,800	427,000	427,000	Year End Roll	12/16/2013
2013	101	FV	212,900	3300	4,990.	200,500	416,700	416,700		12/13/2012

PRINT

Date	Time
12/10/20	16:25:47

LAST REV

Date	Time
01/24/18	14:34:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 687

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEATRICE ELIZAB	58467-51		2/10/2012	Convenience	1	No	No		
BEATRICE ELIZAB	58467-50		2/10/2012	Convenience		No	No		
CASTAGNOZZI JOH	24107-289		12/29/1993		83,932	No	No		F
CHANNEN SAMUEL	9442-241		8/21/1959	Convenience	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2010	539	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Meas/Inspect	HS	Hanne S
1/26/2009	Meas/Inspect	189	PATRIOT
9/22/1999	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4990		Sq. Ft.	Site		0	80.	1.14	1									455,759						455,800	

Total AC/HA: 0.11455 | Total SF/SM: 4990 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,759 | Spl Credit | Total: 455,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23922563
Const Adj.:	0.98696071
Adj $ / SQ:	152.883
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405132
Depreciation:	125591
Depreciated Total:	279541

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

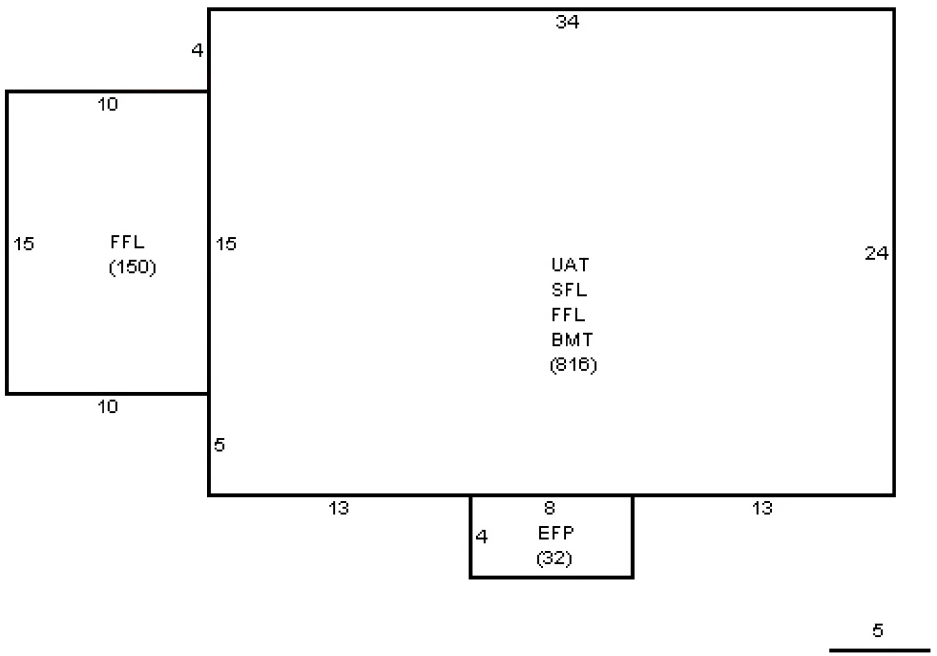
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.88
Special Features:	0	Val/Su Net:	98.62
Final Total:	279500	Val/Su SzAd	156.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	966	152.880	147,685
BMT	Basement	816	45.870	37,426
SFL	Second Floor	816	152.880	124,753
UAT	Upper Attic	204	61.150	12,475
EFP	Enclos Porch	32	71.650	2,293

Net Sketched Area:	2,834			Total:	324,632
Size Ad	1782	Gross Are	3446	FinArea	1782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1920	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300